TOWN OF COEYMANS PLANNING/ZONING BOARD MEETING

May 22, 2024

Attendees

Members Present: Ms. Grogan, Mr. Boomer, Mr. Cronin, Mr. McGuire, Mr. teRielle, Mr. Cinque

Members Absent: Mr. Collins, Mr. Nolan

Also Present: Mr. Keniry, Mr. Chmielewski, Ms. Ziegler

Public Present:

Call to Order/Pledge of Allegiance

Meeting was called to order at 7:00 p.m. There was a quorum - two board members absent. Ms. Grogan led the Pledge of Allegiance.

Approval of Minutes

Motion was made by Mr. Boomer to approve the meeting minutes of April 24, 2024; seconded by Mr. Cronin; all in favor; Mr. McGuire abstained.

New Business

**Andrew Schauffert (24-001 ZAV**): An application for an area variance on property owned by Donald Smith. Property is located at 96 Deyo Road, Tax Map #165.-2-19.

Mr. James Smith was present representing his brother Donald. Mr. Chmielewski explained that .79 acres went back to vacant land. Since it has been over a year that the dwelling was taken off, it now does not conform to the zoning requirement of 80,000 sq. ft.

Mr. McGuire made motion to accept the application; seconded by Mr. Boomer; all in favor.

Mr. Cronin made motion to schedule public hearing for June 26, 2024, at 7:00 p.m.; seconded by Mr. Boomer; all in favor.

Mr. Chmielewski will send the 239 to the Albany County Planning Board.

**Christina DiPerro:** Proposed four lot subdivision on property owned by Christina DePierro located at 65 Fox Street, Tax Map #145.-2-36.1

Ms. DePierro and her Attorney Andrew Gilcrest were present.

Ms. Grogan indicated that this project was brought before the Town Board in 2021 and was sent to the Town Board and is being brought back to this Board. All of the minutes from previous meetings have been provided to the Planning/Zoning Board members.

Mr. Chmielewski provided an overview of the history of this subdivision which included:

* Came before the Planning/Zoning Board 6/23/2022
* 9/8/22 went before the Town Board
* 10/27/22 Town Board approved the open area development plan
* They are now back to the P/Z Board to continue their four lot minor subdivision
* There is a road maintenance agreement on file
* Fire access: no hydrant - there is no municipal water on the property; provided specs for fire truck
* Proposed road is 50’ wide; accurate measurements on the cul-de-sac are needed.

Mr. Gilcrest provided information and updates, including:

* Original proposal was to use the driveway located between the barn and existing house; would be extended to three new proposed lots. This would necessitate an easement – part of the existing driveway goes over an adjacent property owned by the Yacht Club.
* They decided to acquire property; there is an existing purchase agreement in place (not signed yet)
* The three lots were designed to be flag lots which eliminated need for the open area development
* It is a subdivision and what it still provides is to have one common shared driveway; there will be a private road maintenance agreement
* Need a turn off for fire truck; it is 20 feet wide; want cul-de-sac to handle fire truck; road has to maintain the weight of the fire apparatus; eliminates use of the existing driveway.
* Proposed alternate driveway – would have two ways in and out
* Subdivision regulations: Board has discretion to allow egress through private driveway
* Would be built according to the road standards
* They will consult with the fire department re the road
* This is not a Town road and will not be maintained by the Town.
* Lots are the same lots as in 2021/2022
* Shared driveway: could require escrow to assure road is maintained; it is addressed through private road maintenance agreement.
* They will continue to work with the fire department and the Building Department.

Mr. Keniry had a few comments/questions:

It would be helpful to get the turn radius to their engineer;

Yacht Club parcel is not an issue with this project – does not relate to this project.

Ownership in fee: the 70 feet that would be conveyed by Swartz is spilt between the three new proposed lots. When lots are deeded out the lot will include portions of that 70 feet.

Mr. Chmielewski and town engineer should review the road plans and specifications.

Old Business:

**NY USLE Miller Road I LLC (24-001 SPR):** An application for a Site Plan Review on the property owned by Vagnini Properties, LLC. Property is located on Miller Road, Tax Map #144.-1-4.5.

**NY USLE Miller Road I LLC (24-001 SUP)**: An application for a Special Use Permit on the property owned by Vagnini Properties, LLC. Property is located on Miller Road, Tax Map #144.-1-4.5

Martin Schmidt from CT Male was present.

Contact was made with Fire Chief Deyo. Mr. Deyo was present; stated that he went over the plans and they are in good shape.

The 239 had been sent to Albany County Planning Board. The Board had not met because they did not have a quorum; 30 days have passed.

Mr. Boomer made motion for the Planning/Zoning Board to take action as lead agency for site plan review; seconded by Mr. teRiele; all in favor.

Mr. Boomer made motion for Planning/Zoning Board to act as lead agency for the special use permit; seconded by Mr. McGuire; all in favor.

Jenny Lippmann reviewed with the Planning/Zoning Board the Full Assessment Form Part 2 – Identification of Potential Project impacts:

1. Impact on Land: yes; a-e: no or small impact may occur
2. Impact on Geological Features: no
3. Impact on Surface Water: yes; a-k: no or small impact
4. Impact on groundwater: no
5. Impact on Flooding: no
6. Impact on Air: no
7. Impact on Plants and Animals: no
8. Impact on Agricultural Resources: no
9. Impact on Aesthetic Resources: yes; a-f: no or small impact
10. Impact on Historic and Archeological Resources: yes; a-e: no or small impact
11. Impact on Open Space and Recreation: no
12. Impact on Critical Environmental Areas: no
13. Impact on Transportation: no
14. Impact on Energy: no
15. Impact on Noise, Odor, and Light: no
16. Impact on Human Health: no
17. Consistency with Community Character: yes; a-g: no or small impact

Part 3: Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance: The project will result in no significant adverse impacts on the environment and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

Motion was made by Ms. Grogan to accept the long form – no significant environmental impact; seconded by Mr. McGuire; all in favor.

Ms. Grogan made motion to schedule public hearing for June 26 at 7:00 p.m.; seconded by Mr. McGuire; al in favor.

Adjournment

Motion was made by Ms. Grogan to adjourn the meeting; seconded by Mr. Cronin; all in favor.